

REPORT - PLANNING COMMISSION MEETING
October 28, 2004

Project Name and Number: Kaiser Bio-Med Trailer Dock Pad and Modular (PLN2004-00198)

Applicant: Melissa Denlinger, Kaiser Construction Services, East Bay.

Proposal: To consider a Finding for Site Plan and Architectural Approval to construct a bio-medical trailer dock pad, a covered walkway and a modular reception/dressing area for the Kaiser Hospital Fremont Medical Center in the Central Business District.

Recommended Action: Approve, based on findings and subject to conditions.

Location: 39400 Paseo Padre Parkway

APN: 507-0465-001-50

Area: 24.10 acres

Owner: Kaiser Foundation Health Plan

Consultant(s): Jose Coelho, Arthur Tam and Associates

Environmental Review: This project is exempt from the California Environmental Quality Act (CEQA) per section 15301, Existing Facilities.

Existing General Plan: C-B-D, Central Business District

Existing Zoning: P-80-12

Existing Land Use: Medical Facility

Public Hearing Notice: Public hearing notification is applicable. A total of 626 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Walnut Avenue, Civic Center Drive, Stevenson Boulevard and Paseo Padre Parkway. The notices to owners and occupants were mailed on October 15, 2004. A Public Hearing Notice was delivered to The Argus on October 11, 2004, to be published by October 14, 2004.

Executive Summary: The applicant is requesting approval of a Finding for Site Plan and Architectural Approval (SPAA) for the placement and construction of a bio-medical (bio-med) trailer and dock pad, the construction a covered walkway between the existing buildings and a modular reception/dressing area for the proposed trailer at the Kaiser Hospital Fremont Medical Center. The applicant proposes to build a dock pad to park a medical trailer on northeast corner of the property, near the emergency room entrance. The trailer will house primarily medical imaging equipment. In addition, the applicant is proposing a 1,400 square foot modular building to the east of the trailer dock. This modular building will be used as a reception area, dressing room and restroom facilities for patients. A permanent canopy will be built over the walkway from the emergency room pedestrian entrance to the area between the trailer dock pad and modular building. The purpose of the canopy is to shelter patients from the weather.

Background and Previous Actions: In 1977, Phase I of the Kaiser Foundation medical office campus commenced construction. In 1979, it began operating. In October of 1980, the City Council approved P-80-12 which adopted a preliminary and precise planned district for the Phase II development of the existing Kaiser Property. Over the years,

amendments to that planned district have included phases which added medical office space and its associated parking and landscaping. Because this property is located within the Central Business District, the proposed trailer dock, modular building and covered walkway requires Planning Commission approval pursuant to a Finding for Site and Architectural Approval.

Project Description: The applicant is requesting approval of a Finding for Site Plan and Architectural Approval (SPAA) for the placement and construction of a bio-med trailer and dock pad, the construction of a covered walkway and a modular reception/dressing area for Kaiser Hospital Fremont Medical Center. The applicant proposes to build a dock pad to park a medical trailer on the northeast corner of the property, near the emergency department entrance. It is located there because the emergency department frequently has the need for imaging equipment. The trailer will house this medical imaging equipment. The reason for a mobile facility is that the equipment is expected to be moved occasionally so that another facility can utilize the technology, or if the administration directs a change in the technology altogether. To deliver and pick-up the trailers and equipment will require accessing the site using existing driveways and parking areas. No new driveway cuts will be created. In addition to the trailer dock, the applicant is proposing to place a 1,400 square foot modular building directly to the east. The building will be used as a reception area, dressing room and restroom facility for patients. A permanent canopy will be built over the walkway from the emergency room pedestrian entrance to area between the trailer dock pad and modular building. The purpose of the canopy is to shelter patients from the weather. The project will include new landscaping and irrigation.

Project Analysis

General Plan Conformance: The existing General Plan Land Use designation for the project site is Central Business District. The proposed project is consistent with the existing General Plan Land Use designation for the project site. General Plan Land Use Policy LU 2.4 allows the location of new medical facilities that preferably are located near the existing Washington Hospital or Kaiser campuses. The proposed project is an expansion of the Kaiser campus Development within the Central Business District.

Zoning Regulations: The project site is currently zoned P-80-12. In October of 1980, the City Council approved Planned District P-80-12 to allow flexibility as the Kaiser Foundation implemented additional campus expansion plans. The proposed bio-med dock, modular building and covered walkway are consistent with P-80-12, as they are additional medical facilities on the Kaiser Foundation site already zoned for such uses. Though this proposed dock, modular building and covered walkway project is located in a Planned District, and would normally be considered at a staff-level Planned District Minor Amendment, City policy provides that this proposal be reviewed and decided by the Planning Commission due to its location within the Central Business District.

Parking: Under a recent discretionary approval, the Kaiser Foundation Medical Facility was defined as a 106 bed hospital, a 54,000 square foot medical office facility and 9,000 square feet of facility management office space. The parking requirement for such use is approximately 459 parking stalls. It appears that 1,130 parking stalls are provided for the entire campus. This amount is far over the requirement. The current proposal requires an elimination of 16 parking stalls with the reconstruction of 4 van accessible handicapped parking stalls. This minor change will not place Kaiser at a parking deficit since the campus currently far exceeds the parking requirement.

Open Space/Landscaping: No existing landscaping will be eliminated as part of this project. Instead, the site design of the trailer dock and modular building allows for a large addition to the landscaping. A large portion of the parking area, eliminated by the applicant, will be transformed to an irrigated landscape area. This will include the addition of seven trees (Crepe Myrtles and Coast Live Oak), assorted shrubs and groundcover. The covered pedestrian walkway from the trailer and modular to the emergency room entrance will have the benefit of both the existing maturing landscaping and the new landscape.

Design/ Architecture/ Project Analysis: As previously stated, the proposed development encompasses the construction of a bio-med trailer dock pad, external covered walkway and the placement of a 1,400 square foot modular medical office building. In the current design, the modular building will somewhat screen the parked bio-med trailer from view. The trailer is proposed to be, at the most, 13 feet 6 inches in height. The trailer will be parked about a foot under the surrounding grade. The modular building will be about 10 feet in height, leaving only about two feet of the trailer in view.

The permanent exterior pedestrian canopy over the walkway will not only provide a practical service by sheltering users of this mobile facility from the weather, but it will also soften the visual impact of the parked bio-med trailer. The canopy for the walkway is proposed to be 12 feet 6 inches in height. The applicant will provide architectural screening on the west elevation of the canopy (as seen from the parking lot) so that patients are not in clear view as they walk from the modular building to the bio-med trailer. With the addition of landscaping, the applicant is attempting to soften the visual impact even more. To maintain visual compatibility, the modular building and canopy for the walkway will be painted to match the current emergency room building.

Environmental Analysis: The project qualifies as a categorical exemption under Section 15301 of the California Environmental Quality Act Guidelines. This exemption includes projects involving existing facilities.

Response from Agencies and Organizations: There were no comments made by public agencies at the time of report writing.

Enclosures: Exhibit "A" Site Plan & Elevations
Exhibit "B" Conditions of Approval

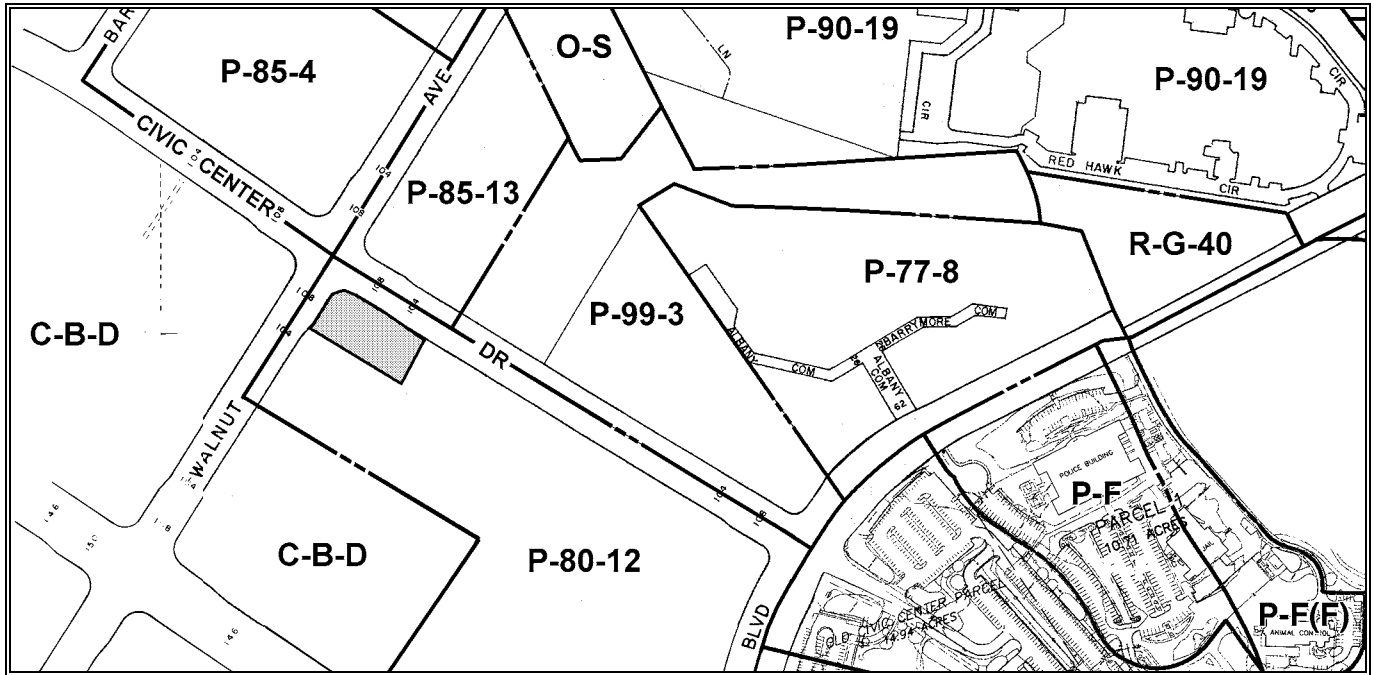
Exhibits: Exhibit "A" Site Plan & Elevations
Exhibit "B" Conditions of Approval
Exhibit "C" Color Exterior Elevations

Recommended Actions:

1. Hold public hearing.
2. Find PLN2004-00198, as per Exhibit "A" (Site Plan & Elevations) is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapter as enumerated within the staff report. The project conforms to the goals and objectives of the Central Business District and Planned District P-80-12.
3. Find PLN2004-00198 is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15301 related to alterations to existing facilities.
4. Approve PLN2004-00198, as shown on Exhibit "A" and subject to findings and conditions on Exhibit "B".

Existing Zoning

Shaded Area represents the Project Site



Existing General Plan

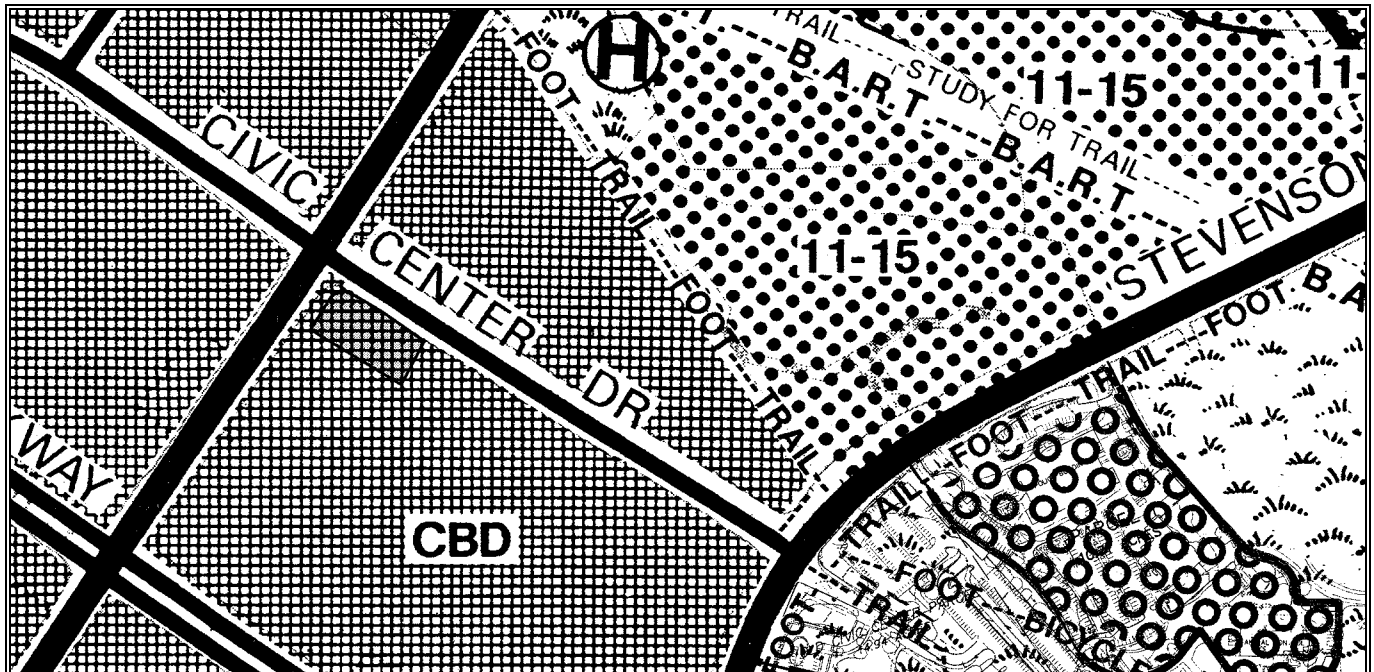


Exhibit "B"
Finding and Conditions of Approval for PLN2004-00198
Site Plan and Architectural Approval for the Construction of a Bio-Med Trailer Dock, Placement of a Modular
Accessory Building,
and Construction of Covered Walkway at the
Kaiser Foundation Hospital Fremont Center, 39400 Paseo Padre Parkway

FINDINGS:

The following findings below are made on the basis of information contained in the staff report, and testimony at the public hearing, incorporated herein:

- a. The proposed project is consistent with intent of the General Plan. The existing General Plan land use designation for the project site is Central Business District (CBD). According to General Plan Land Use Policy LU 2.4, medical facilities are allowed in the CBD and are encouraged to locate near the existing Washington Hospital or Kaiser campuses. Since this proposed project is a Kaiser Campus improvement, it meets this policy of the General Plan.
- b. The site is suitable and adequate for the proposed project. This project is the construction of a trailer dock for a mobile imaging trailer, pedestrian walkway canopy and the placement of a modular reception/dressing room. The site on which this project will be located is an existing 24+ acre medical facility. The Kaiser Campus has sufficient room on site to accommodate the proposed project, which will be integrated with existing facilities through unified colors and additional landscaping.
- c. The project would not have a substantial adverse economic effect on nearby uses. The Kaiser Foundation Hospital is operating to serve the members located in Fremont. Since Kaiser is an organization that requires membership to utilize the facility, it is not reasonable to think that by providing the imaging equipment to their members they are having an economic effect on nearby uses. They are merely keeping their local membership from having to travel to other sites to utilize the technology.
- d. The project would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood or the community at large. The project is designed in a visually acceptable manner, and is within an existing developed medical campus in a commercial area. The project will not generate objectionable noise, odors, or other negative effects.
- e. The proposed project would not have a substantial adverse effect on traffic and pedestrian circulation, the planned capacity of the street, pedestrian way system or other public facilities or services. All of the services already exist on the Kaiser Campus. The on-site circulation will not be affected because the ingress and egress will remain the same. There will be 12 less parking stalls on that side of the medical facility. However, the entire campus has exceeded the parking requirements, so that the loss of 12 spaces will not create negative impacts. No new trips will be generated. In fact, it will be one more service that the Fremont Center will be able to provide its membership without requiring that membership to make a trip to another facility.

CONDITIONS:

1. The Kaiser Foundation Hospital Bio-Med Trailer Dock project shall conform to Exhibit "A" (Site Plan, and Elevations), and all other conditions of approval set forth herein.
2. The applicant must submit complete plans to the Development Organization (D.O.) for review and approval of the trailer dock, modular building and pedestrian walkway canopy. The applicant shall recognize and must agree to any reasonable modifications that may be necessary for the final approval of the project.
3. The plans submitted to the D.O. will be subject to the review and approval by the Planning, Building, Landscape, and Fire Departments and will be required to comply with all applicable, currently adopted codes and ordinances.

4. The applicant shall meet all requirements in the 2001 California Fire Code and all local amendments to that code in Ordinance #2485.
5. A landscape plan shall be submitted to the Development Organization as directed by the City Landscape Architect, for review and approval, indicating full details regarding (1) paving materials and textures of walkways and paved pedestrian areas, (2) lighting of walkways and pedestrian areas with low intensity non-glare type fixtures, (3) screening of driveways and parking areas, and (4) landscaping of site and open areas. As part of the landscape plans the applicant shall submit:
 - a) An underground irrigation plan.
 - b) Weed control specifications.
 - c) A lighting plan for the illumination of the building, pedestrian and parking areas. Type of lighting fixtures, their heights, intensity and direction shall be clearly indicated.
 - d) Construction details of raised planters, walkways, paths, benches, walls, fences, trellised, and other architectural features as appropriate to the project.
6. All provisions of the City of Fremont Landscape Development Requirements and Policies (LDRP) shall apply to this project unless otherwise approved by the City Landscape Architect. A copy of the LDRP is available at the Engineering Counter.
7. The project shall be subject to City-wide Development Impact Fees. These fees may include fees for fire protection, capital facilities and traffic impact. The fees shall be calculated at the fee rates in effect at the time of building permit issuance.